



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 29, 2004

IN REPLY PLEASE
REFER TO FILE: **MP-6**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LITTLE DALTON WASH - PARCEL 169EX
SALE OF SURPLUS PROPERTY - CITY OF AZUSA
SUPERVISORIAL DISTRICT 1
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Little Dalton Wash, Parcel 169EX (928 square feet), located adjacent to a single-family residence on North Rodecker Drive in the City of Azusa, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 169EX to the adjacent property owners, Jorge Antonio Rodriquez and Norma A. Rodriquez, for \$3,000.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell a parcel of surplus property along Little Dalton Wash to the adjacent property owners, Jorge Antonio Rodriquez and Norma A. Rodriquez.

The District acquired fee title to Parcel 169EX as part of the land needed for the Little Dalton Wash project. Construction has been completed and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$3,000 represents the market value. This amount has been paid and deposited into the Flood Control District fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Azusa's Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

Parcel 169EX is no longer needed for the purposes of the District. This sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
December 29, 2004
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ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of the State CEQA Statutes and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Interim Director of Public Works

AT:bw
P6:2991CBRDLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Mr. and Mrs. Jorge A. Rodriguez
213 North Rodecker Drive
Azusa, CA 91702

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
8612-014-902 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release and forever quitclaim to JORGE ANTONIO RODRIGUEZ and NORMA A. RODRIGUEZ, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Azusa, County, of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

LITTLE DALTON WASH 169EX 13-RW17.2 S.D. 1	M0321010
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By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

(COUNTY-SEAL)

By _____
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

LITTLE DALTON WASH 169EX
13-RW 17.2
A.P.N. 8612-014-902 (Portion)
T.G. 569 (A7)
I.M. 144-317
First District
M0321010

LEGAL DESCRIPTION

PARCEL NO. 169EX (Quitclaim of a portion of fee):

That portion of Lot 68, Tract No. 12402, as shown on map recorded in Book 26, pages 26, 27 and 28, of Maps, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the southwesterly corner of Lot 51 of said tract; thence North 89°23'47" West along the westerly prolongation of the southerly line of said last-mentioned lot, a distance of 9.51 feet; thence North 12°12'43" East 70.09 feet to the beginning of a tangent curve concave to the east and having a radius of 969.50 feet; thence northerly along said curve through a central angle of 3°34'21", an arc distance of 60.45 feet to the westerly prolongation of the northerly line of said last-mentioned lot; thence South 67°24'35" East along said last-mentioned westerly prolongation, a distance of 5.79 feet to the curved westerly line of said last-mentioned lot; thence southerly along said curved westerly line, an arc distance of 91.96 feet to the point of beginning.

Containing: 928± s.f.

EXHIBIT A